

171.0

0003

0016.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
881,900 / 881,900
APPRAISED:
USE VALUE:
ASSESSED:

PROPERTY LOCATION

No	Alt No	Direction/Street/City
62		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: OLICKER JOEL R & CASA KATE A

Owner 2: TRS/ 62 WOLLASTON AVE RLTY TR

Owner 3:

Street 1: 62 WOLLASTON AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: OLICKER JOEL R & CASA KATE A -

Owner 2: TRS/ 62 WOLLASTON AVE RLTY TR -

Street 1: 62 WOLLASTON AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 9,654 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1900, having primarily Clapboard Exterior and 2310 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9654		Sq. Ft.	Site		0	70.	0.74	8									496,732						496,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9654.000	384,800	400	496,700	881,900		113503
							GIS Ref
							GIS Ref
							Insp Date
							08/25/18

Total Card / Total Parcel
881,900 / 881,900
APPRAISED:
USE VALUE:
ASSESSED:Patriot Properties Inc.
USER DEFINED

Prior Id # 1:	113503
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/11/20	03:14:55
LAST REV Date	Time
09/06/18	17:15:00
apro	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	384,800	400	9,654.	496,700	881,900	881,900	Year End Roll	12/18/2019
2019	101	FV	303,600	400	9,654.	496,700	800,700	800,700	Year End Roll	1/3/2019
2018	101	FV	313,700	400	9,654.	440,000	754,100	754,100	Year End Roll	12/20/2017
2017	101	FV	313,700	400	9,654.	369,000	683,100	683,100	Year End Roll	1/3/2017
2016	101	FV	313,700	400	9,654.	369,000	683,100	683,100	Year End	1/4/2016
2015	101	FV	296,100	400	9,654.	319,300	615,800	615,800	Year End Roll	12/11/2014
2014	101	FV	296,100	400	9,654.	308,700	605,200	605,200	Year End Roll	12/16/2013
2013	101	FV	296,100	400	9,654.	293,800	590,300	590,300		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OLICKER JOEL R	62788-409		10/16/2013	Convenience		1	No	No	
CASA KATE,	58436-76		2/7/2012	Convenience		1	No	No	
CASA KATE	50261-69		10/24/2007	Family		1	No	No	
PAPAS ARTHUR M-	27389-429		6/16/1997		317,325	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/29/1997	666		50,000					ADD TO KIT-BATH-WD

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	MEAS&NOTICE	HS	Hanne S
10/24/2008	Meas/Inspect	163	PATRIOT
12/20/1999	Meas/Inspect	243	PATRIOT
9/1/1998		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type:	6 - Colonial			Full Bath:	1	Rating:	Good									WDK (14) 8									
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:										FFL 3									
(Liv) Units:	1	Total: 1		3/4 Bath:	1	Rating:	Average									FFL BMT (84) 6 FFL (48)									
Foundation:	3 - BrickorStone			A 3QBth:		Rating:																			
Frame:	1 - Wood			1/2 Bath:		Rating:																			
Prime Wall:	2 - Clapboard			A HBth:		Rating:																			
Sec Wall:		%		OthrFix:		Rating:																			
Roof Struct:	2 - Hip			OTHER FEATURES																					
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good																		
Color:	GREY			A Kits:		Rating:																			
View / Desir:				Fpl:	1	Rating:	Average																		
GENERAL INFORMATION				WSFlue:		Rating:																			
Grade:	C+ - Average (+)			CONDOS INFORMATION																					
Year Blt:	1900	Eff Yr Blt:		Location:		Total Units:																			
Alt LUC:		Alt %:		Floor:																					
Jurisdct:		Fact:	.	% Own:																					
Const Mod:				Name:																					
Lump Sum Adj:				DEPRECIATION																					
INTERIOR INFORMATION				Phys Cond:	AG - Avg-Good	26.	%	No Unit	RMS	BRS	FL														
Avg Ht/FL:	STD			Functional:			%	1	10	5															
Prim Int Wall:	2 - Plaster			Economic:			%																		
Sec Int Wall:		%		Special:			%																		
Partition:	T - Typical			Override:			%																		
Prim Floors:	3 - Hardwood			Total:	26.4	%																			
Sec Floors:	4 - Carpet	40 %		CALC SUMMARY																					
Bsmnt Flr:	12 - Concrete			Basic \$ / SQ:	125.00	COMPARABLE SALES								SUB AREA											
Subfloor:				Size Adj.:	1.10454535	Rate	Parcel ID	Typ	Date	Sale Price				Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
Bsmnt Gar:	0			Const Adj.:	1.00589943									FFL	First Floor	1,238	138.880	171,937							
Electric:	3 - Typical			Adj \$ / SQ:	138.883									BMT	Basement	1,128	41.660	46,998							
Insulation:	2 - Typical			Other Features:	83000									SFL	Second Floor	1,072	138.880	148,882							
Int vs Ext:	S			Grade Factor:	1.10									WDK	Deck	264	9.850	2,599							
Heat Fuel:	2 - Gas			NBHD Inf:	1.00000000									UAT	Upper Attic	261	55.550	14,499							
Heat Type:	3 - Forced H/W			NBHD Mod:										EFP	Enclos Porch	152	45.400	6,901							
# Heat Sys:	1			LUC Factor:	1.00									STG	Storage	56	9.630	539							
% Heated:	100			Adj Total:	522891									Net Sketched Area: 4,171 Total: 392,355											
Solar HW:	NO	Central Vac:	NO	Depreciation:	138043									Size Ad	2310	Gross Are	4954	FinArea	2310						
% Com Wall:		% Sprinkled:		Depreciated Total:	384848																				
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:		IMAGE				AssessPro Patriot Properties, Inc							
SPEC FEATURES/YARD ITEMS																PARCEL ID 171.0-0003-0016.A									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
19	Patio	D	Y		112X13	A	AV	1960		4.65	T	40.8	101			400									
More: N				Total Yard Items:				400				Total Special Features:				Total:				400					